

**CITY OF CHULA VISTA
NORTHWEST
ALTERNATIVE 1**

LEGEND

RESIDENTIAL

- LOW
- LOW MEDIUM
- LMV LOW MEDIUM VILLAGE
- MEDIUM
- MEDIUM HIGH
- HIGH
- URBAN CORE

COMMERCIAL

- RETAIL
- VISITOR
- PROFESSIONAL & OFFICE

MIXED USE

- MIXED USE COMMERCIAL
- MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
- MIXED USE TRANSIT FOCUS AREA (TFA)

INDUSTRIAL

- LIMITED INDUSTRIAL
- RESEARCH INDUSTRIAL
- GENERAL INDUSTRIAL

PUBLIC, QUASI PUBLIC & OPEN SPACE

- PUBLIC & QUASI PUBLIC
- PARKS & RECREATION
- OPEN SPACE PRESERVE
- OPEN SPACE RECREATION
- OPEN SPACE
- PROPOSED FREEWAY COVER
- WATER

SPECIAL PLAN AREA

- RES RESORT
- SCC SPECIALTY CONFERENCE CENTER
- VC VILLAGE CORE
- EUC EASTERN URBAN CENTER
- BAYFRONT PLANNING AREA

TRANSIT STATION

- * EXISTING
- * PROPOSED

JANUARY 9, 2004

I-5 to BROADWAY

Higher intensity mixed use (4-6 story with some 7-15 story) and multi-family housing (4-6 story) are concentrated west of Broadway.

BROADWAY & H ST. CORRIDORS

Mixed use areas are located at H St.(1-3 and 4-6 story), the Broadway corridor (1-3 story and 4-6 story), and Third Ave. south (1-3 story). Lodging for visitors occurs at two locations along Broadway near E and H St.

CV CENTER

Redevelopment of the Chula Vista Shopping Center anticipated with mixed use and high density multi-family housing (1-3 and 4-6 story).

DOWNTOWN

Third Ave. businesses are flanked by low intensity mixed use areas of housing, offices and shops (primarily 1-3 story). Higher intensity mixed use and multi-family housing (4-6 and 7-15 story) are concentrated at the Third Ave. transit station.

Note: Existing Land Use

Colors are Screened

Source: GIS DATA, City of Chula Vista



1 INCH = 1,600'

